

BILL NO. 616

ORDINANCE NO. 616

AN ORDINANCE AMENDING ORDINANCE NO. 559 IN RELATION TO PRESCRIBED PROCEDURES FOR THE SUBDIVISION OF LAND WITHIN THE INCORPORATED AREA OF WOOD HEIGHTS, MISSOURI, AND PRESCRIBING SPECIFICATIONS FOR THE PROPER WIDTH OF STREETS; MANNER IN WHICH STREETS ARE GRADED AND IMPROVED; BUILDING LINES; PROVISIONS FOR WATER, SEWER AND UTILITIES; AVOIDANCE OF CONDITIONS WHICH CREATE BLIGHTED AREAS, OVERCROWDING POPULATION, AND VEHICULAR TRAFFIC CONGESTION; PROVIDING FOR MINIMUM WIDTH AND AREAS OF LOTS; AND ECONOMIC DEVELOPMENT OF THE CITY TO INSURE THE ADEQUACY OF STREET AND UTILITY FACILITIES AND TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE.

BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF WOOD HEIGHTS, MISSOURI, ORDINANCE 559 SHALL BE AMENDED AS FOLLOWS:

SECTION IV, PARAGRAPH D., SUBSECTION (e) - TO BE AMENDED AS FOLLOWS: ALL WATER MAINS SHALL BE A MINIMUM OF 6" IN DIAMETER AND BE STEEL OR PLASTIC PIPE WITH A MINIMUM OF 160 LBS PER SQUARE INCH, TEST. ALL PLASTIC PIPE MUST HAVE A MINIMUM OF 14 GAUGE COPPER WIRE ATTACHED, 8" TO 12" ABOVE PIPE.

SECTION IV, PARAGRAPH D., SUBSECTION (f) - TO BE AMENDED AS FOLLOWS: ALL WATER SERVICE LINES MUST BE 3/4 INCH I.D. COPPER OR 3/4 INCH I.D. GALVANIZED STEEL OR 3/4 INCH I.D. PLASTIC PIPE WITH A 250 LBS. PER SQUARE INCH TEST.

SECTION IV, PARAGRAPH D., SUBSECTION (g) - TO BE AMENDED AS FOLLOWS: ALL WATER MAINS AND SERVICE LINES INSTALLED WILL BE AT A MINIMUM INSTALLATION BELOW FREEZING LEVEL NOT TO EXCEED 48" IN DEPTH.

SECTION IV, PARAGRAPH G., SUBSECTION (5) - TO BE AMENDED AS FOLLOWS: ALL WATER MAINS SHALL BE 6" IN DIAMETER AND SERVICE LINES AND SEWER FACILITIES SHALL BE THE SAME MINIMUM REQUIREMENTS AS IN A REGULAR SUBDIVISION.

SECTION IX, PARAGRAPH A. - TO BE AMENDED AS FOLLOWS: UPON THE FILING OF A PRELIMINARY PLAT OF A SUBDIVISION OR ANY PORTION THEREOF, THE SUBDIVIDER SHALL PAY A FILING FEE OF 50⁰⁰. UPON THE FILING OF A FINAL PLAT OF THE SUBDIVISION OF ANY PORTION THEREOF, THE SUBDIVIDER SHALL PAY A FILING FEE OF 50⁰⁰. THE FEES SHALL BE USED TO DEFRAY THE COST OF PROCESSING AND REVIEWING SUCH PLANS.

SECTION IX, PARAGRAPH B. - TO BE AMENDED AS FOLLOWS: PRIOR TO THE INSTALLATION OF ANY AND ALL SUBDIVISION IMPROVEMENTS OR FACILITIES, THE SUBDIVIDER SHALL OBTAIN FROM THE BOARD OF ALDERMAN A CONSTRUCTION PERMIT. THIS PERMIT AUTHORIZES THE CONSTRUCTION OF ONLY THOSE SUBDIVISION IMPROVEMENTS OR FACILITIES FOR WHICH FINAL PLANS HAVE BEEN SUBMITTED AND FORMALLY APPROVED. THE CHARGE FOR SAID PERMIT SHALL BE A MAXIMUM OF 100.00. SAID PAYMENT SHALL BE USED DURING THE CONSTRUCTION PERIOD. IN LIEU OF THE ABOVE INSPECTION FEE, THE BOARD OF ALDERMAN MAY ACCEPT FROM A REGISTERED PROFESSIONAL ENGINEER, A CERTIFICATE, WHICH IS AFFIXED TO THE FINAL PLAT, CERTIFYING THAT THE ENGINEER HAS INSPECTED ALL OF THE IMPROVEMENTS INSTALLED AND THAT THE MATERIAL CONTAINED THEREIN MEETS THE REQUIREMENTS CONTAINED IN THE PLANS AND SPECIFICATIONS AS APPROVED BY THE BOARD OF ALDERMAN.

ALL EXISTING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH ARE HEREBY REPEALED ON THE EFFECTIVE DATE HEREOF.

THIS ORDINANCE SHALL TAKE EFFECT FROM AND AFTER ITS DATE OF PASSAGE.

READ TWO TIMES AND PASSED THIS 19th DAY OF March, 1997.

Melvin Carmichael Jr
MAYOR

Lisa Jassar
ATTEST

CITY CLERK

SEAL